

**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, June 12, 2014 at 7:00 PM  
City Hall Conference Room,  
211 Main Avenue North, North Bend, WA 98045

*Please Note: A complete audio recording of this meeting is available on the City of North Bend website, [www.northbendwa.gov](http://www.northbendwa.gov), under: Commissions - Planning Commission - Meeting Audio.*

**CALL TO ORDER**

The meeting was called to order at 7:04 PM.

**ROLL CALL**

Planning Commissioners present: Gary Fancher, Jim Luckey, Rob McFarland (Chair), and Dick Ryon. Commissioner Elwood and Commissioner Kraus were unable to attend, and have been excused from tonight's meeting. Planning Commission Seat No. 1 is Vacant. City Staff present: Gina Estep, Director of Community and Economic Development; Jamie Burrell, Senior Planner; Mike McCarty, Senior Planner; Megan O'Neil, Associate Planner.

**AGENDA ITEM #2: Approval of 5.22.14 Minutes**

The May 22, 2014 Minutes from the previous meeting were Approved.

**AGENDA ITEM #3: Public Comment on Non Agenda Items (Limited to 3 Minutes per Person)**

Chair McFarland asked if anyone wished to speak on a non-agenda item. No one so spoke.

Chair McFarland asked to have election of the Chair and Vice Chair added onto a future meeting agenda when more Commissioners are present.

Commissioner Luckey arrived at 7:09 PM.

**AGENDA ITEM #4: Comprehensive Plan Critical Areas Element – Continued Deliberation and Possible Recommendation on Content Amended to Date**

Jamie Burrell began the deliberation by updating the Commissioners and guests on the changes and edits of the Critical Areas Element. There was discussion, including questions and answers, between the Commissioners and city staff on the Critical Areas Element. Chair McFarland provided written edits to the document, and briefed the Commissioners, guests, and city staff of his edits. Chair McFarland called for a Motion and vote on accepting his edits provided at tonight's meeting. The Motion was Approved, 4-0.

There was a consensus to simply record future edits accepted as a "Consensus by the Planning Commission" instead of recording an individual vote for each Commissioner edit.

There was continued deliberation and discussion, including questions and answers, between the Commissioners and city staff on the Critical Areas Element.

Commissioner Fancher suggested two policy additions to the document concerning the Wastewater Treatment Plant, which he had previously emailed out to staff and the Commissioners. There was a consensus by the Planning Commission to accept Commissioner Fancher's policies, with the caveat that staff would review and come back with further information if amendments to the policies were recommended by the Public Works Director.

1 **AGENDA ITEM #5: Comprehensive Plan Land Use Element – Land Use Designation and Zoning**  
2 **Workshop**

3 Chair McFarland asked if anyone wished to speak on this agenda item. No one so spoke.  
4

5 Gina Estep briefed the Commissioners and guests on the goal of the Workshop Series. Ms. Estep said that for  
6 tonight, she wanted to have an open forum discussion and has brought to the meeting a large scale zoning map to  
7 help with the discussion.  
8

9 Ms. Estep also advised that Associate Planner Megan O’Neil will be leaving employment with the city’s Planning  
10 Department, although she will be retained for formatting the Comprehensive Plan.  
11

12 Using the projector and showing examples, Ms. O’Neil briefed the Commissioners and guests on the formatting  
13 and layout of the Comprehensive Plan. Ms. O’Neil told the Commissioners that she is accepting pictures for the  
14 different elements of the Comprehensive Plan, and asked for any that the Commissioners wish to send.  
15

16 There was discussion, including questions and answers and using an open forum, between the Commissioners and  
17 city staff on the Land Use Element, Land Use Designation, and Zoning.  
18

19 **ADJOURNMENT**

20 The meeting was adjourned at 9:26 PM.  
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22 **NEXT PLANNING COMMISSION MEETING:**

23 The next Planning Commission meeting will be held June 26, 2014 at the City Hall Conference Room.  
24

25 ATTEST:  
26  
27

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29 Rob McFarland, Chair

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Jamie Burrell, City of North Bend